

**PLANNING COMMISSION MINUTES OF DECEMBER 12, 2005**

**2005-1119** – Application for a Design Review on a 5,922 square-foot site to allow the construction of a new two-story home totaling 3,533 square feet resulting in 60% Floor Area Ratio where 45% may be allowed without Planning Commission review. The property is located at **764 Londonderry Drive** (near Heron Ave) in an R-0 (Low-Density Residential) Zoning District. (APN: 309-46-017) RK

**Gerri Caruso**, Principal Planner, presented the staff report. The proposed project meets the setbacks and development standards for the R-0 Zoning District. Staff finds that the project meets the single-family design techniques and recommends approval of the Design Review subject to the Conditions of Approval (COA) listed in Attachment B of the report. The COAs include some minor alterations to the exterior of the building.

**Comm. Simons** asked for clarification about the number of bedrooms being proposed. Ms. Caruso said the diagrams show three bedrooms upstairs and a guest room downstairs for a total of four bedrooms. Comm. Simons commented that he thought the parking requirements had changed and asked what the requirements were for parking, based on the number of bedrooms. Ms. Caruso said the requirements have not changed and the single-family parking requirement is two, covered-parking spaces and two driveway spaces. Ms. Caruso added that this project has a three-car garage proposed.

**Chair Hungerford opened the public hearing.**

**Thomas Liu**, project architect, spoke on behalf of the applicant. He said the staff presentation covered the major points, but he wanted to highlight a couple points. This house is located in a primarily one-story residential neighborhood. He said he has reduced the mass of the two-story and the scale of the street façade by designing a partial two-story design on the left-hand side and a one-story design in the back of the house. He said he appreciates staff's recommendations for the materials, colors and details. He said he would like to add stone veneer at the base of the first floor at the front street façade and commented that the second-story now has a rear horizontal setback. He also would like to add a composition roof, shingle shake, with a 50-year warranty.

**Comm. Klein** asked for clarification about Mr. Liu's comment about reducing the rear setback. Mr. Liu said the scale of the height has been reduced, but the rear setback is the same as shown in the report.

**Charlie Yang**, a neighbor and Sunnyvale resident, asked several questions regarding the staff report. Staff addressed the questions about the lot size and second-story bathroom window.

**Mr. Liu** commented about that the bathroom windows on the left and right side of the house. He explained that he would prefer to make the glass more obscure or opaque rather make smaller or higher.

**Chair Hungerford closed the public hearing.**

**Comm. Klein** asked staff if the window size would have to be decreased if the window material were opaque. Ms. Caruso said the opaque windows would be a satisfactory solution rather than decreasing the window size.

**Comm. Klein** moved for alternative 2, to approve the Design Review with modified conditions; that COA 1.D. be changed to “Modify second-story bathroom window along left side (east elevation) to include a raised sill or obscure glass.” **Comm. Babcock** seconded.

**Comm. Simons** offered a Friendly Amendment to add to COA 1.C. “that any trees that have to be removed for any reason that the trees be replaced by large species native trees as appropriate for the site.” The Friendly Amendment was acceptable by the maker and seconder of the motion.

**Comm. Klein** said he thinks this is a very good plan and that the applicant and staff have worked well together to make a good design. He said he was happy to see a correction to the second-story setback from the front and he looks forward to seeing how this house will look when it is completed.

**FINAL ACTION:**

**Comm. Klein** made a motion on 2005-1119 to approve the Design Review with modified conditions: to modify COA 1.D. to read “Modify second-story bathroom window along left side (east elevation) to include a raised sill or obscure glass”; to modify COA 1.C. to include the language, “that any trees removed from the site for any reason be replaced by large species native trees as appropriate for the site.” **Comm. Babcock** seconded.

**Motion carried 5-0, Vice Chair Fussell absent.**

**This item is appealable to City Council no later than December 27, 2005.**